

**Town of Truckee
TOWN COUNCIL
REGULAR MEETING MINUTES**

February 15, 2001, 6:00 P.M.

**Town Administrative Center
10183 Truckee Airport Road, Truckee, CA**

1. CALL TO ORDER

Mayor McCormack called the regular Council meeting to order at 6:00 p.m.

**2. ROLL CALL
PRESENT**

Councilmembers: Florian, Susman, and Vice Mayor Drake. Councilmember Schneider noted as absent. Councilmember Schneider joined the meeting at 7:15 P.M.

ALSO PRESENT

Town Manager Stephen L. Wright, Town Engineer Dan Wilkins, Community Development Director Tony Lashbrook, Town Planner Duane Hall, Town Attorney Dennis Crabb, Police Chief Dan Boon, Captain Gary Jacobson and Town Clerk Patt Osborne.

3. PLEDGE OF ALLEGIANCE was led by Vince Deveney, Truckee Railroad Regulators.

4. PUBLIC COMMENTS - None

5. PRESENTATIONS

- 5.1 Steve Randall**, Recreation & Parks District General Manager announced the Fourth of July fireworks would once again take place at Donner Lake. Mr. Randall stated the fireworks had been discontinued due to, what used to be a local activity, to 80% tourists and only 20% local attendance which created parking, traffic, and control problems in general. Mr. Randall informed Council that, for this year's show, people would be required to show proof of residency to purchase a ticket. That there will be not outside publicity, better traffic control and a limited number of tickets to be sold.

Councilmember Schneider asked Mr. Randall if bussing had been considered. Mr. Randall indicated it had not but could be looked into.

- 5.2 Mayor McCormack** read a Proclamation honoring Daron Rahlves for winning the 2001 World Championship Super-G Title in St. Anton Austria, making him the first American to win the gold medal in this event at the World Championships and no American male has won a gold medal at the World Championships since 1982. Mayor McCormack and Councilmembers expressed their wishes of luck to Daron in all his future endeavors both on and off the slopes.

Greg Murtha, Sugar Bowl, invited Council and residents to join in a celebration for Daron to take place Saturday, February 17th, 6:30 P.M. at the Depot.

- 5.3 Councilmembers asked that Agenda Item 8.1 (Resolution 2001-06 creating the position of Honorary Town Constable and designation of an Honorary Town Constable) be moved forward to be Agenda Item 5.3.

It was moved by Councilmember Drake, seconded by Councilmember Susman and unanimously carried to move Agenda Item 8.1 forward to Agenda Item 5.3, adopt Resolution 2001-06 creating the position of Honorary Town Constable and appointing Dennis Cook as Honorary Town Constable.

Josh Susman, Councilmember and member of the Truckee Railroad Regulators, gave a brief history of the Railroad Regulators. Councilmember Susman then read a Proclamation appointing Dennis Cook as the Town of Truckee Honorary Town Constable to serve as Town Constable at special events held in the community. That this appointment is due to Dennis's dedication in helping the Railroad Regulators to keep alive the spirit and history of our local area.

At this point in the meeting the Truckee Railroad Regulators entertained the audience with an entertaining and funny melodrama.

6. **CONSENT CALENDAR. It was moved by Councilmember Schneider, seconded by Councilmember Florian and unanimously carried to approve Agenda Items 6.1, 6.2, & 6.3.**

- 6.1 Council minutes of February 1, 2001.
6.2 Extension of bid period, to March 9, 2001, for Glenshire Drive and Donner Lake Road Guard Rails Project.
6.3 Notice of Completion for Depot restroom renovation.

7. **PUBLIC HEARING**

- 7.1 **RESOLUTION 2001-05 ADOPTED MODIFYING THE SCHEDULE OF FEES AND CHARGES FOR TOWN SERVICES RELATED TO CONSTRUCTION AND DEVELOPMENT.**

Tony Lashbrook, Community Development Director, stated the proposed modifications to the fee schedule are as follows:

10% increase to Planning, Building and Encroachment permit fees.

- 1) 2.6% increase to traffic mitigation fees.
- 2) Establishes fees for new processes established by the Development Code, eliminates fees that no longer exist and modifies fees for certain applications to assure cost recovery.
- 3) Provides for the collection of Fire Impact Fees and Recreation Impact Fees prior to permit issuance instead of prior to permit final/occupancy approval.

Mr. Lashbrook informed Council the adjusted fee schedule maintains the 100% fee for service standards set by the Municipal Code for development projects, and that this is the first fee increase since 1993.

Mr. Lashbrook said State Law requires Council conduct a Public Hearing regarding fee modifications and established a 60-day delay before the new fees become effective on April 16, 2001.

John R. Falk, Tahoe-Sierra Board of Realtors, Inc. stated the Board did not find fault with the fee increase, although the Board would like the increase to reflect the issue of affordable housing needs. Mr. Falk stated fire and parks and recreation frontloading could stop affordable housing.

Ted Owens, Chairman of the Board of Contractors Association stated the Board did not have any problems with the fee increase.

Mr. Lashbrook, in answer to Mr. Falk's questions, stated the Development Code addresses the issues of affordable housing, that with regard to frontloading, it has been proven there is always a change of fire impact during building construction. That road impact fees, school fees and recreation fees are typically collected before permits are issued.

Councilmember Schneider suggested adding language to the proposed resolution that Council may waive fees for affordable housing.

Mayor McCormack stated the Council does not like to increase fees, that it is important to understand that the fee has a direct relationship to the service that is being provided, and the costs are well understood and justified, which staff has done. That, if fees are not paid through the permit process, they will fall to the general public.

Councilmember Drake stated he had voted in favor of this Agenda Item, at the last meeting, because that vote meant that it scheduled this Public Hearing. Councilmember Drake stated he has the same apprehension, as he did the last meeting, of all levels of government tendency to raise taxes, fees, and costs, rather than an increase in efficiency and therefore a decrease in costs. Councilmember Drake suggested it might be time for Council to reconsider Town functions to be 100% reimbursable enterprise activity and examine the use of General Funds rather than continually raising costs for our present and future residents. Councilmember Drake stated he will be voting no on this issue.

Councilmember Susman reminded Council that monies from the General Fund are being used, that from a policy standpoint Council would not waive fees, that if there is a consideration with regard to affordable housing fees that those fees are to be paid out of the General Fund.

It was moved by Councilmember Susman, seconded by Mayor McCormack to adopt Resolution 2001-05 modifying the schedule of fees and charges for Town services related to construction and development. The motion was carried by the following roll call vote: AYES: Councilmember Susman, Mayor McCormack, Councilmembers Florian and Schneider; NOES: Councilmember Drake; ABSENT/ABSTAIN: None.

8. STAFF REPORTS

8.1 AGENDA ITEM 8.1 MOVED TO AGENDA ITEM 5.3.

8.2 QUIMBY FEES, PUBLIC HEARING DATE SET FOR MARCH 15, 2001.

Tony Lashbrook, Community Development Director, stated California State Law provides the ability to require the dedication of parkland or the payment of in-lieu fee for parkland purposes

for each new residential parcel created through the subdivision process. That the Truckee Donner Recreation and Park District has collected fees of \$750.00 per parcel or received dedications through this process since 1982, with an update in 1996 to \$1,009.51 per parcel. Mr. Lashbrook informed Council that the District is requesting an adjustment of the fee to \$3,318.74, which is based on the formula for calculating park fees under the Quimby Act. Mr. Lashbrook stated the Town's General Plan provides for five acres of parkland per 1,000 population.

Mr. Lashbrook stated that in order to prepare the formal resolution for consideration at a Public Hearing, Council may wish to discuss and provide staff direction with regard to the following issues:

- Affordable housing.
- Housing size.
- Equal application (Town/Counties).
- Use of funds.
- Increased cost of development.

Mr. Lashbrook then presented Council other options which could be considered:

- Increase impact fee instead of Quimby Fee to be paid at time of construction.
- Rely on grants and/or general fund revenues to provide additional facilities for future growth.
- Decrease available park land available per resident over time by not adding additional facilities in response to growth.

Steve Randall, Truckee Donner Recreation and Park District General Manager, stated the goal of the District is to maintain a constant level of facilities and services to the community. The District is faced with the challenge of maintaining the level of services it provides to existing residents as a result of new development. Fees collected will be used for the acquisition and improvement of land for the recreational facilities identified in the Capital Improvement Plan - District Mitigation Fee Study, as follows:

- Multi use regional parks including turf areas.
- Basketball and tennis courts.
- Picnic areas.
- Playgrounds.
- Bathrooms.
- Parking.
- Trails.
- Community Center.
- Community and neighborhood parks.

Mr. John Falk, Tahoe-Sierra Board of Realtors, Inc., stated the proposed increase is massive and requested the numbers be "flushed out" in depth and specificity before the Public Hearing so that the merit of the numbers does not have to be debated during the Public Hearing. That all jurisdictions within the Recreation District should set identical fee structures. That a Formal Memorandum of Understanding be put in place addressing affordable housing. Mr. Falk stated the Board hopes the increase in the Quimby Act Fee will not mean an increase in the \$.40 per square foot impact fee.

Pat Davison, CABPRO Field Director, asked to receive additional information with regard to options and alternatives and suggested March 15th was too soon to hold a Public Hearing if additional information is supplied for citizen review.

Councilmember Comments:

Councilmember Drake:

- Consideration for affordable housing.
- Scale based on house size.
- Equal payment of fees throughout the District.
- District Board to continue directing use of funds collected.

Councilmember Schneider:

- Formal MOU with notation on affordable housing.
- Scale based on house size.
- Equal payment of fees throughout the District.
- District Board to continue directing use of funds collected.

Councilmember Florian asked staff to provide information with regard to Nevada and Placer Counties and the amount of the Quimby Fee they charge, the amount of dollars collected, the amount of dollars distributed, and where the money was used.

Councilmember Susman:

- Formal MOU.
- Rebate for affordable housing.
- Scale based on house size.
- Justification of numbers.

Mayor McCormack:

- Justification of numbers.
- District Board to continue directing use of funds collected.
- Five acres per 1,000 is a good number.
- Number based on the amount of acreage required by the new occupants and that acreage to be developed to the same extent that the current acreage is developed to serve the existing community.

Councilmember Drake stated he would be voting in favor of setting the Public Hearing date however, he personally does not subscribe to “let the newcomers pay” theory.

It was moved by Councilmember Schneider, seconded by Councilmember Susman and unanimously carried to set a Public Hearing Date of March 15, 2001 to consider formal action on a resolution amending the Quimby Act Fee.

8.3 TOWN MANAGER AUTHORIZED TO EXECUTE LETTER FOR NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REVIEW FOR THE VILLAGE AT NORTHSTAR PROJECT.

Duane Hall, Town Planner, informed Council Northstar Mountain Properties submitted an application to Placer County Planning Department for an expansion of the Village Center at the Northstar Ski Resort. That the expansion is approximately 200 residential units; 122,300 square

feet of commercial and retail space; 38,000 square feet of conference facility and spa, and 55,400 square feet of skier services and clinic space.

Mr. Hall stated staff recommends requesting an Environmental Impact Report (EIR) to address issues which may affect the Town of Truckee, such as: traffic, air quality, water, and affordable housing. Mr. Hall stated the planning process is an application filed, Draft EIR prepared and submitted for review, and Final EIR accepted by Council, that the Draft EIR will be circulated for public review before Council is requested to make any final decisions.

Roger Lessman, East West Partners, informed Council he would make a project presentation if requested, that this project is the same project that was approved in 1971, and that affordable housing is being supplied.

It was Council consensus to add to the letter a request that the EIR include information regarding sewer impact.

It was moved by Councilmember Schneider, seconded by Councilmember Florian and unanimously carried to authorize Town Manager to sign Notice of Preparation of a Draft EIR for The Village at Northstar project with an addition addressing the issue of sewer.

8.4 COMMUNITY DEVELOPMENT DIRECTOR AUTHORIZED TO RELEASE REQUEST FOR PROPOSALS FOR HISTORIC PRESERVATION PROGRAM.

Duane Hall, Town Planner, stated a Request for Proposal (RFP) has been prepared to solicit bids from consultant services for historic preservation programs. Due to the large scale of the project and responsibilities of the consultant, staff recommends a selection committee, which includes the Community Development Director, Councilmember, planning Commissioner, HPAC member and a representative of the Truckee-Donner Historical Society. Recommendation will be submitted to Council for award to bid.

Councilmember Susman volunteered to serve on the selection committee.

It was moved by Councilmember Susman, seconded by Councilmember Florian, and unanimously carried to authorize the Community Development Director to release RFP for consultant services for the historic preservation programs.

8.5 TOWN MANAGER AUTHORIZED TO ENGAGE AN ARCHITECT FOR DESIGN WORK AND BIDDABLE SPECIFICATIONS FOR TOWN POLICE DEPARTMENT.

Dan Boon, Chief of Police, stated staff is requesting Council authorize the Town Manager to engage an architect to begin design work and biddable specifications for a portion of the Town Hall to be used as a Police Department. Chief Boon indicated it is the Town's preference to contract out jail and dispatch services and therefore the basic construction of the Town space will be standard business office space. Chief Boon stated the start up budget for building remodel costs of \$503,000 include the cost for architectural services.

It was moved by Councilmember Schneider, seconded by Councilmember Susman, and unanimously carried to authorize the Town Manager to engage an architect to begin design work and biddable specifications for Police Department.

8.6 JOB CLASSIFICATIONS AND GRADE ORDERS FOR POLICE SERGEANT AND OFFICER ADOPTED.

Police Chief Dan Boon informed Council that job classifications were submitted to the Town's personnel consultant, DMG Maximus, for recommendations related to the salary scales for these positions. DMG representatives responded recommending Grade 10 for Police Sergeant and Grade 8 for Police Officer. Recruitment for these positions will begin within the next two months. Chief Boon stated the Council is being asked to establish these positions in the assigned salary grades recommended by DMG.

It was moved by Councilmember Drake, seconded by Councilmember Susman, and unanimously carried to establish the position of Police Sergeant at Grade 10 (\$3,430 - \$4,629), and Police Officer at Grade 8 (\$2,907 - \$3,924/ 16.77 – 22.64).

8.7 DONNER LAKE WATER COMPANY V TOWN OF TRUCKEE – STIPULATION OF DISMISSAL - TOWN ATTORNEY AUTHORIZED TO EXECUTE STIPULATION IF SIGNED BY DONNER LAKE WATER COMPANY OR IF NOT SIGNED BY DONNER LAKE WATER COMPANY PROCEED WITH LITIGATION.

It was moved by Councilmember Schneider, seconded by Councilmember Florian and unanimously carried to authorize Town Attorney to execute Stipulation of Dismissal if signed by Donner Lake Water Company, if the Water Company does not sign Town Attorney is directed to proceed with litigation.

9. COUNCILMEMBER REPORTS - None

10. CLOSED SESSION – Closed Session was not held.

12. ADJOURNMENT

Mayor McCormack adjourned the meeting at 8:45 P.M., stating the March 1, 2001 Town Council meeting had been previously cancelled as a majority of Councilmembers were attending a Redevelopment Conference, and that an adjourned meeting has been scheduled (if needed) for March 8, 2001, 6:00 P.M., Town Hall, 10183 Truckee Airport Road, Truckee.

Respectfully submitted,

PATT OSBORNE, CMC, Town Clerk

APPROVED: _____
Don McCormack, Mayor